



COMMISSION MEETING MINUTES

Indiana Fire Prevention and
Building Safety Commission
Government Center South
302 W. Washington Street
Indianapolis, Indiana 46204
Conference Center Room B

October 3, 2017

Pursuant to IC 22-12-2-6, the Indiana Fire Prevention and Building Safety Commission's regular monthly meeting was opened by Chairman Nicoson at 9:00 a.m. on October 3, 2017.

(a) Commissioners present at the Commission meeting:

Michael Corey
Greg Furnish
Kevin Goeden, representing the Commissioner, Department of Labor
Joseph Heinsman
David Henson
Todd Hite, representing the Commissioner, Department of Health
James Jordan
Robin Nicoson, Chairman
Jessica Scheurich, Vice-Chairman
Scott Pannicke
Michael Popich

(b) Commissioners not present at the Commission meeting:

(c) The following departmental and support staff were present during the meeting:

James Schmidt, Deputy Attorney General
Doug Boyle, Director of Fire Prevention and Building Safety Commission

Legal and Code Services:

Craig Burgess, State Building Commissioner
Denise Fitzpatrick, Code Specialist
Beth Sutor, Secretary for the Commission

2. Roll call was held, and it was determined a quorum was present.

3. Minutes approval

Chairman Nicoson stated the minutes for September 7, 2017, were presented for approval. Commissioner Scheurich noted that Chairman Hawkins' name had appeared as opening the meeting and breaking for lunch in lieu of Chairman Nicoson. She then moved to approve minutes with the corrections. Commissioner Popich made the second. It was voted upon and carried.

4. Discussion and Commission Action on Proposed Rule 675 IAC 19-4 to Readopt the 2010 Indiana Energy Conservation Code

Following a brief discussion, Chairman Scheurich moved to approve, with the second by Commissioner Heinsman. It was voted upon and carried.

5. Review of Proposal for Code Change

Michael Koppes, Purdue University, addressed the Commission, explaining he had been asked to substitute for Dr. David Kish of Purdue University, originally scheduled to make the presentation for a code change proposal. A copy of the required form and supporting information for Section 1107.2 Separate Systems Required in the 2012 Indiana Plumbing Code had been made available for the Commission members, and Mr. Koppes asked for any questions from the Commission. It was to put the original model code language for this section back into the Indiana Plumbing Code. Following discussion with comments from Craig Burgess, Jeff Dean and Shelly Wakefield, Commissioner Jordan made a motion to move forward with rule-making as recommended in the code change proposal. Commissioner Scheurich made the second. It was voted upon and carried.

6. Discussion on 675 IAC 12-7, Local Plan Review

Jim Gerstbauer, Monroe County Building Department, Bobby LaRue, Monroe County Building Department, and Charles Berlot, South Bend/St. Joseph County, and Jeff Dean, City of Indianapolis, were present to again present their positions on the implementation of local plan review. A request from Commissioner Hite for clarification on the authority to do plan reviews found in the statute was explained and discussed among the members of the Commission. Following a lengthy discussion which included directions to schedule a meeting between Mr. Gerstbauer and Mr. Burgess and for staff to check with OMB to determine the status of their review, Commissioner Scheurich moved to rescind the vote taken on August 1, 2017 to certify Monroe County Building Department and South Bend/St. Joseph County, that IDHS review and propose a new draft rule as well as a review of the Rule 7 and the objective criteria and that a meeting happen within the next 30 days between these jurisdictions and IDHS to make sure we can move forward. Commissioner Corey made the second. It was voted upon and carried with three nays.

7. Rule-making Updates

Justin Guedel, staff attorney, presented the progress made by various rules. The Residential Rule committee is still working on the proposed rule. The Energy Code, voted upon earlier, will now be going to the attorney general's office for their review. A committee is being formed to update the Elevator Code.

8. Non-rule Policy Updates

The information concerning the updates concerning changing the variance filing deadline and late filing procedures had not been provided in timely manner for consideration by the Commissioners. Commissioner Scheurich moved to table with the second by Commissioner Jordan. It was voted upon and carried.

9. State Building Commissioner Report

Craig Burgess, State Building Commissioner, commended the way they had been working together. He noted that the interviews being held for Plan Review and for Code Services had been going well and they hoped to have the positions filled soon. He reported that the work on the DFBS system was going well, with results being expected sometime in 2018. He also said that the Building Academy, a joint venture with Purdue University, was being established, and the committee meetings had been quite productive.

10 Third Party Inspection Approval

Kevin Troy, Fire and Building Code Enforcement, gave a brief explanation of Third Party inspections. He then presented the request for approval made by Hilborn, Werner, Carter & Associates of Clearwater, Florida, and recommended approval. Commissioner Heinsman moved to approve, with the second by Commissioner Pannicke. It was voted upon and carried.

Breaking and reconvening: Chairman Nicoson recessed the commission at 10:28 a.m. It was called back to order at 10:41 a.m.

11. Petitions for Review

Untimely filed:

Mentone Elementary School
Tippecanoe Valley School Corporation
#SC3603

Tippecanoe Valley Middle School
Tippecanoe Valley School Corporation
#SC3619

Tippecanoe Valley High School
Tippecanoe Valley School Corporation
#SC3602

Woodlawn Hospital
#HO323

Commissioner Scheurich moved to deny those applications for appeals which had not been timely filed. Commissioner Corey made the second. It was voted upon and carried.

Timely filed:

Burket Educational Center
Tippecanoe Valley School Corporation
#SC 3621

Braches Bake House
#BU28052

These applications for appeals had been deemed timely filed and had been moved forward to the Administrative Law Judge. No Commission action was required.

12. Non-final Order of Dismissal Discussion and Commission Action

McClure Oil Corporation
Cause No. DHS-1708-FPBSC-004
Non-Final Order of Dismissal

Brookville Park 52
Cause No. DHS-1723-FPBSC-016
Non-Final Order of Dismissal

Bakersfield Indy
Cause No. DHS-1720-FPBSC-013
Non-Final Order of Dismissal

Commissioner Scheurich moved to affirm the Non-Final Orders of the Administrative Law Judge. Commissioner Jordan made the second. It was voted upon and carried.

13. Review of Local Ordinances

Building Ordinance No. 2017-23
Huntington County, Indiana

Building Ordinance No. 2017-11
Andrews, Indiana

Building Ordinance No. 2017-6
Markle, Indiana

Building Ordinance No. 2017-3
Mount Etna, Indiana

Building Ordinance No. 2017-3
Warren, Indiana

Building Ordinance No. 2017-6
Roanoke, Indiana

Revised Building Ordinance No. 2-17-09
Akron, Indiana

Building Ordinance No. 2013-02
Fulton, Indiana

Building Ordinance No. 2017-12
Chesterton, Indiana

Mandy Woods, Director of Huntington County Community Development, and Kim Hostettler, Community Development Coordinator of Inspectors, and Kevin Troy, Fire and Building Code Enforcement, addressed the Commission. Building Ordinance No. 2017-23 for Huntington County had been reviewed by Kevin Troy, and he had found some items which he felt needed to be addressed. Jim Schmidt noted that it appeared it had been amended but not been adopted, and that there may be issues with its adequacy. Kevin Troy had done a review and had submitted comments which had not remained attached when sent electronically to the Commissioners. Mr. Troy stated the ordinances had been adopted at the local level and then submitted for Commission approval. He noted the County ordinance did not mention a procedure for review of local variances, and that was one of the things the GAR says they have to include. Ms. Woods asked if that would be covered under their section for appeals of administrative decisions, and it was felt that may be legally sufficient with the understanding that any local variances granted must be approved by the Commission. Some definitions, such as "agricultural buildings", were narrow and may affect the exemptions when filing for a CDR in Plan Review. Ms. Woods explained that the definition for agricultural buildings had been taken from their zoning ordinance and was a local definition which had been passed several years ago, and only applies to the local building permit exemptions. Mr. Troy pointed out that in Section 5 it's stated that the "ordinance shall not apply to industrialized building or mobile structures certified under IC 22-15-4; however, the provisions of this Building Code and the rules promulgated by the Fire Prevention and Building Safety Commission do not apply to any construction related to an industrialized building system or mobile structure not certified under IC 22-15-4." He believed they should have stated it would apply, and he noted it appeared in all of the Huntington County variances. Commissioner Scheurich asked if they wanted them tabled so they could correct the ordinances and return, but Commissioner Furnish stated they did not have enough time left to do that before they would be automatically approved due to the 120 day limit imposed by statute. Ms. Woods said it could take as long as two months before they could have all the signatures required, and that she understood the reasoning in the needing the denial. Commissioner Furnish moved to deny Huntington County Building Ordinance No. 2017-23, with the second by Commissioner Corey. It was voted upon and carried. The statement concerning industrialized buildings in Section 5 also appeared in the remaining Huntington County ordinances. Commissioner Scheurich moved to deny ordinances for Andrews, Markle, Mount Etna, Warren and Roanoke, Indiana. Commissioner Corey made the second. It was voted upon and carried.

No proponent was available for the Fulton Building Ordinance No. 2013-02 and Akron Revised Building Ordinance No. 2017-09. Kevin Troy was to send his review comments to the proponent for presentation to the local commission. Commissioner Scheurich moved to table both ordinances, with the second by Commissioner Popich. It was voted upon and carried.

John Jarvis, Chesterton Fire Department, spoke as proponent for the Chesterton Carbon Monoxide Ordinance No. 2017-12. He presented the ordinance which required carbon monoxide detectors to be installed in new single and multiple family dwellings, all existing two-family or multiple family dwellings, all rental dwellings, all new and existing trailer homes, all new and existing apartment

homes, all new and existing hotels, motels and rooming houses and all new and existing dwellings above business property. Commissioner Furnish, Chairman of the Residential Code Committee, noted that the new Residential Code committee had approved carbon monoxide detectors to be included in the proposed rule. He felt they were undermining the system by allowing all these ordinances to be heard without even following a template. It was felt by some that the carbon monoxide detectors were going to be in the new code anyway and these ordinances weren't going to be needed when it was approved. Commissioner Furnish reminded everyone that there was no guarantee that the code would be approved. A discussion of templates was also held. A prior Commissioner had offered to work on a template for carbon monoxide template at the time of the LaPorte ordinance, but left the Commission before it had been completed. Chairman Nicoson asked for a volunteer to work on a template. After stating he would rather have the carbon monoxide detectors in the Residential Code, Commissioner Corey made a motion to deny the ordinance with Commissioner Popich making the second. The motion passed 6 to 4.

14. Variances

Tabled

17-05-05(a)(b)(c) Rabbit Ridge School, Hagerstown

Kevin Troy, Fire and Building Code Enforcement, spoke. He explained that this was an Amish school, and they were requesting to omit electric illumination of exit signs, a manual fire alarm system, and means of egress illumination. These items are standard requests for Amish schools. Commissioner Goeden moved to approve all three, with the second by Commissioner Corey. It was voted upon and carried.

17-07-62 Jamison Place Condominiums, Lawrenceburg

The application was withdrawn by the proponent.

17-08-03 Neil Praznik Rental Windows, Bloomington

The variance was now complete and had been eligible for the block vote. Commissioner Furnish moved to approve, with the second by Commissioner Heinsman. It was voted upon and carried.

17-08-05(a)(b) Fazoli's, Whiteland - incomplete

The application was incomplete and ineligible to be heard. Commissioner Scheurich moved to deny due to the lack of substantive nature, with the second by Commissioner Corey. It was voted upon and carried.

17-08-65 Whitley County Reception Hall, Columbia City

This variance had been heard and acted upon during the September meeting, and appeared on the agenda in error.

17-09-04 321 E. University Street Windows, Bloomington

This variance had been incomplete and was now eligible for the block vote. Commissioner Furnish moved to approve with the second by Commissioner Corey. It was voted upon and carried.

17-09-27 Margaret R. Brown, Seymour

David Stark, Director of Facilities, Seymour Schools, spoke as proponent. The request was to allow the use of a bolt lock on 10 interior passage doors between abutting classrooms. The doors are not required exit doorways, and are used to allow teachers to monitor students in adjoining classrooms. Following discussion, Commissioner Jordan moved to approve with the second by Commissioner Goeden. It was voted upon and carried.

17-09-35 Decatur County Memorial Hospital Modernization, Greensburg

Emily Seach, Otis Elevator, spoke as proponent. The request was to allow an elevator machine room to have non-elevator equipment within the room, such as piping, ducts and other pieces of mechanical room equipment. The Director of Elevators did not oppose the variance if they installed a smoke detector over the controller for fire service, and install bulkheads or trays for pipes carrying fluids overhead. Commissioner Corey moved to deny, with the second by Commissioner Hite. It was voted upon and carried.

17-09-43 Burnside Inn, Indianapolis

Robert McGill, architect, and Rick Payne, owner, spoke as proponents. A mixed use building with two electrical services was being converted to a lounge by the new owner. The Electrical Code requires a single service. The request was to allow the building to have two 200 amp services in lieu of a single 400 amp service. The two liens are placed adjacent to each other and have a clearly marked disconnect for each. Following discussion, Commissioner Popich moved to approve, with the second by Commissioner Scheurich. It was voted upon and carried.

17-09-46(d) CityWay Phase 2 Building D, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. Margie Bovard, Indianapolis Fire Department, was also present. The request was to allow an assembly space with an occupant load of 103 to be located on the 4th floor of Building b. there will be 3 stories of Type V-A construction and will be sprinklered with an NFPA system. Two exits from the area are provided. Following discussion, Commissioner Pannicke moved to approve, with the second by Commissioner Corey. It was voted upon and carried.

17-09-47 Harmony Home LLC, Huntington

Robert Knorr, owner, spoke as proponent. The request was to allow a 2-story, 2,064 square foot home being used as a recovery program to not be sprinklered. There will be up to ten residents at a time in a program which will last from six to eighteen months based on the client's need, with a

staff ratio of 1 to 10. The building has three exits, and the upstairs bedroom windows comply. Following discussion, Commissioner Scheurich moved to table to allow the proponent time to research sprinkler costs. Commissioner Corey made the second. It was voted upon and carried.

17-09-49 Lilly M74 Façade Replacement, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. The exterior building façade on the north and south sides of the building will be over-cladded. The proposed fire containment system to be used to fill the gap between the existing 2-hour floor assembly and new curtain wall on the façade of the building won't match the UL design criteria. ASTM E2307 requires a maximum of 10 inches while the proposed façade will be a maximum of 16.5 inches. The existing building is fire-resistive construction and is primarily a B occupancy. Following discussion, Commissioner Heinsman moved to approve, with the second by Commissioner Pannicke. It was voted upon and carried.

Breaking and reconvening: Chairman Nicoson recessed the commission for lunch at 12:26 p.m. It was called back to order at 1:40 p.m.

17-09-55 Greencycle Building Addition, Indianapolis

Melissa Tupper, RTM Consultants, spoke as proponent. The request was to allow an addition to be 1,100 feet from the nearest fire hydrant and public water supply. The building is not generally open to the public, has a travel distance to the nearest exit of 75 feet for the 4 to 5 employees in the building, and is on a well. Smoke detection and fire detection systems will be installed. Margie Bovard, Indianapolis Fire Department, also addressed the Commission. Following discussion, Commissioner Hite moved to approve with the condition that smoke detection and a fire detection system be installed. Commissioner Jordan made the second. It was voted upon and carried with one nay vote.

17-09-69 Edgewood Middle School Sprinkling, Warsaw

No proponent was available for questions. Commissioner Scheurich moved to table, with the second by Commissioner Jordan. It was voted upon and carried.

17-09-70 2017 W. M. Kelley Co. Additions, New Albany

Brian Branniff, W.M. Kelley Company, spoke as proponent. The metal fabrication facility has an existing building which comply with the 60 foot setback requirement on three of the four sides. The request was to allow two new additions to be put into the areas of the building with the 60 foot setback. The additions are to the production areas of the facility and allow inside storage of materials which would be damaged by water. The building will maintain the fire access road. Following discussion, Commissioner Scheurich moved to approve, with the second by Commissioner Pannicke. It was voted upon and carried.

17-09-71 NTS The Lakes Hydraulic Placards, Indianapolis

No proponent was available for questions. Hydraulic placards were not posted on the 15 sprinkler risers as required by code. The request had been to allow the placards to be omitted. Based on the information provided in the application, Commissioner Pannicke moved to approve, with the second by Commissioner Corey. It was voted upon and carried.

New

A/B

Chairman Nicoson called for any A/B category variances which were to be called out for individual consideration or for any abstentions by the Commissioners. Commissioner Pannicke called out 17-10-38 Bosma Elevator, Indianapolis. Commissioner Popich announced he would abstain from voting on variances 17-10-13 Ironworks Hotel, Indianapolis, 17-10-14 946 MLK Street, Indianapolis, 17-10-16 Stadium Facility for Tabernacle Presbyterian, Indianapolis, 17-10-18 Goodfellas Pizzeria, Indianapolis, 17-10-27 Monon Lofts, Indianapolis, and 17-10-42 The Indiana Rail Road Company, Indianapolis. Commissioner Heisman stated he would abstain from voting on 17-10-51 Arbuckle, Brownsburg. Commissioner Pannicke announced he would abstain from voting on 17-10-13 Ironworks Hotel, Indianapolis.

Doug Boyle, FPBSC Director, noted that there had been additions to the agenda. 17-10-53 Metzger Woodworking, Mulberry, 17-10-54 Brownsburg Office Suites, Brownsburg, 17-10-55 South Spencer Athletic Complex, Rockport, and 17-10-57 Ken's Foods Build-to-Suit, Lebanon, had been added to the A/B Category 17-10-56 South Spencer High School, Rockport had been added as a C Category.

The following variances were approved as submitted:

17-10-24 Midtown West, Carmel
17-10-03 Upstairs Bedroom Windows, Bloomington – incomplete
17-10-09 AJ's Furniture – North Addition, Topeka
17-10-10 TMD Holdings, LLC New Facility, Nappanee
17-10-11 Seymour Trailhead, Seymour
17-10-12 Switchyard Park Rest Room Equipment Building, Bloomington
17-10-13 Ironworks Hotel, Indianapolis
17-10-14 946 MLK Street, Indianapolis
17-10-15 Aptera Office Fit Out, Fort Wayne
17-10-16 Stadium Facility for Tabernacle Presbyterian, Indianapolis
17-10-17 Thermocore Shed Addition, Mooresville
17-10-18 Goodfellas Pizzeria, Indianapolis
17-10-25 Crosser Sports Complex Concession Stand, Lafayette
17-10-27 Monon Lofts, Indianapolis
17-10-31 Tennis Complex Harrison High School, West Lafayette
17-10-35 Indianapolis Downtown Marriott Patio Canopy, Indianapolis
17-10-38 Bosman elevator, Indianapolis
17-10-41 NextHome of Whitestown, Whitestown
17-10-42 The Indiana Rail Road Company, Indianapolis
17-10-51 Arbuckle, Brownsburg

17-10-53 Metzger Woodworking Inc., Mulberry
17-10-54 Brownsburg Office Suites, Brownsburg
17-10-55 South Spencer Athletic Complex, Rockport
17-10-57 Ken's Foods Build-to-Suit, Lebanon

Commissioner Scheurich moved to approve the remaining A/B variances, with the second by Commissioner Jordan. It was voted upon and carried.

It was then noted that 17-10-03 Upstairs Bedroom Windows, Bloomington, was incomplete and ineligible to be heard. Commissioner Scheurich moved to remove 17-10-03 from the block vote. Commissioner Jordan made the second. Commissioner Furnish then moved to table, with the second by Commissioner Pannicke. It was voted upon and carried.

17-10-38 Bosma Elevator, Indianapolis

This variance had been called out. Jeff Dean, City of Indianapolis, requested that the application be tabled. He stated that he had never acknowledged it, and he didn't know who had or how it had been marked as complete. Denise Fitzpatrick, Code Specialist, explained that the program didn't identify who had responded to the acknowledgement request, just that it had received an answer and marked the application as complete when all of the necessary offices had responded. Commissioner Popich moved to table. Motion died for lack of second. Commissioner Heinsman moved to approve, with the second by Commissioner Pannicke. It was voted upon and carried. The Chairman asked that the notification links be resent to Indianapolis and Pike Twp. Fire Department.

C/D/NVR

17-10-01 Fire Hose, Fort Wayne

The application was incomplete and ineligible to be heard. Commissioner Jordan moved to table, with the second by Commissioner Scheurich. It was voted upon and carried.

17-10-04 North End Community Center, Lafayette

Jason Gilliana, Gilliana Pools, appeared as proponent. The application was still incomplete, and the proponent asked if he might speak anyway since he felt it didn't require a variance. Commissioner Scheurich moved to table, with the second by Commissioner Jordan. It was voted upon and carried.

17-10-05 Blue Creek Amish School, Berne

The application was incomplete and ineligible to be heard. Commissioner Popich moved to table, with the second by Commissioner Scheurich. It was voted upon and carried.

17-10-06 1620 E. Riverside Dr., Indianapolis

Paul Martin, business owner, spoke as proponent. The request in (a) was to allow the accessible route to the kitchenette/breakroom to be 32 inches wide instead of the required 36 inches. Variance (b) was to allow the front of the kitchenette sink to be 36 inches above the floor instead of a compliant 34 inches. The business is family-owned, and employs only family members. When an employee needs the accessibility it will be provided. Following discussion and a warning that the variance would be to Indiana code only and would not protect him from Federal law, Commissioner Furnish moved to approve, with the second by Commissioner Corey. It was voted upon and carried. Commissioner Popich abstained.

17-10-07(a)(b) Kitchen Addition, Leavenworth

The proponent had requested the applications be tabled. Commissioner Scheurich moved to table, with the second by Commissioner Jordan. It was voted upon and carried.

17-10-19 Nightmare on Main Street Haunted House, Kendallville

Tim Callas, J&T Consulting, spoke as proponent. Also present was J.D. Collins, owner. They had been granted a variance in 2016 to delay the installation of sprinklers if a two-person fire watch was provided. There was confusion and delay on the part of the city as to what personnel the fire watch was to be comprised of, and the haunted house was only able to hold a half-season and could not afford the sprinkler system. They had returned to request the sprinkler installation be delayed. With fire watch issues resolved, he felt he would have the necessary funds to sprinkle the building during the off-season. Following discussion, Commissioner Heinsman moved to approve with the condition that the variance was valid until November 30, 2018, with the second by Commissioner Corey. It was voted upon and carried.

17-10-20(a)(b)(c) Addition for King Park Dev. Corp, Indianapolis

Cara Hieser, owner, spoke as proponent. The request in (a) was to not provide a waterproof surface around a mop sink which had been installed for the originally scheduled tenant but is not wanted by the current tenant. They wish to have a cabinet in that space. Christopher Harris, City of Indianapolis, spoke as the inspector. He did not have any objections to or opinions about the variance. Following discussion, Commissioner Scheurich moved to approve, with the second by Commissioner Corey. It was voted upon and carried. Commissioner Popich abstained. Variance (b) was a request to allow an additional foundation wall to be poured to protect lumber used in a new addition to a 100 year old building's framing which rests on the exterior foundation walls from being exposed to earth less than 8 inches away. Removing the additional earth would create a drainage problem due to the slope. Following discussion, Commissioner Heinsman moved to approve, with the second by Commissioner Corey. It was voted upon and carried. Commissioner Popich abstained. Variance (c) had been eligible for the block vote. Commissioner Scheurich moved to approve, with the second by Commissioner Corey. It was voted upon and carried. Commissioner Popich abstained.

17-10-21 K2 Holdings – Center Six One Five, Elkhart

Bob Miller, Progressive Engineering, spoke as proponent. The request was to allow an existing structure with minimal combustible framing to be classified as Type IIB construction. The building had been released as a Type VB construction automotive and RV storage facility. The new use will be as an A-3 exhibit hall open for private events and concessions. The City of Elkhart had agreed to the Type IIB construction with an occupant load of 300. The building is fully sprinklered, and the concession area will have warming ovens. Following discussion, Commissioner Corey moved to approve with the condition that the occupant load of 300 be posted and is to be listed as such in the rental contract. Commissioner Jordan made the second. It was voted upon and carried with one nay.

17-10-22 New Steel Building Additions to Konrady Plastics, Portage

James Keilman, architect, and Bernie Konrady, owner, spoke as proponents. The existing building is used as a distribution center and fabrication facility where existing bulk plastic sheet and rod stock is cut into specialized shapes for customers. The local building and fire officials had determined the original commodity classification of the plastics used, and was later found to be in error and changed. This requires the facility to be sprinklered, but it had been built to comply with the regulations covering the original classification of Group I to IV and Table 3206.2 in the 2012 Fire Code. The request is to allow them to continue to occupy the building without sprinklers. A bid to run a water main with hydrants to the building and a sprinkler system was \$642,715. The owner had installed a monitored fire detection and alarm system, smoke and heat vents, draft curtains at the ceiling and a fire department access road. Access to a hose connection to an adjacent owner's private hydrant has also been secured. The additions will be separated from the original structure by a fire wall and fire door. Following discussion, Commissioner Pannicke moved to approve with the condition that no hazardous materials are to be stored in the addition, and an extra door shall be installed. Commissioner Jordan made the second. It was voted upon and carried.

17-10-23 The Park at Pulliam Square, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. The request is to allow fire-treated plywood to be installed on a portion of the west exterior wall of the building that is 1-hour rated. The fully-sprinklered building will be protected with an NFPA 13 system, and the wall will be covered by fiber cement board and not exposed. Following discussion, Commissioner Jordan moved to approve, with the second by Commissioner Corey. It was voted upon and carried. Commissioner Popich abstained.

17-10-24 Calvary Church Expansion, Valparaiso

Ed Rensink, RTM Consultants, spoke as proponent. The request is to allow a mezzanine of noncombustible construction to be added within the existing sanctuary which exceeds the allowable 7,000 square feet for an unsprinklered A-3 occupancy. The mezzanine will have two means of exit, one of which is an enclosed stair with direct discharge to the exterior. A sprinkler system bid was \$200,000. Following discussion, Commissioner Corey moved to approve, with the second by Commissioner Popich. It was voted upon and carried.

17-10-26 Helena Chemical Dry Fertilizer Plant, Montgomery

Ed Rensink, RTM Consultants, spoke as proponent. The request was to omit the sprinkler system for the Group S-1 storage building. The building is primarily used for storage of dry fertilizers as well as mixing and loading functions. Two employees are assigned to the building, and the occasional driver are also inside. The materials are noncombustible and nonreactive. Following discussion, Commissioner Pannicke moved to approve with the condition that there are to be no hazardous fertilizers stored in the building and mixing materials is to be limited to 2,000 gallons. Commissioner Corey made the second. It was voted upon and carried.

17-10-28(a)(b)(c)(d) Aspy Creek School, Geneva

Kevin Troy, Fire and Building Code Enforcement, explained to the Commission that this is an Amish school, and these variance requests are submitted to stay within their religious guidelines. Variances (a)(b) and (c) were eligible for the block vote. Commissioner Pannicke moved to approve with the second by Commissioner Corey. It was voted upon and carried. Variance (d) was recommended for an NVR. Commissioner Pannicke moved no variance required with the second by Commissioner Corey. It was voted upon and carried.

17-10-29(a)(b)(c)(d) Mt. Carmel Parochial School, Geneva

Kevin Troy, Fire and Building Code Enforcement, noted this variance was exactly like 17-10-28. Commissioner Pannicke moved to approve (a)(b) and (c) and no variance required for (d). Commissioner Corey made the second. It was voted upon and carried.

Breaking and reconvening: Chairman Nicoson recessed the Commission at 3:38 p.m. It was called back to order at 3:54 p.m.

17-10-30(a)(b) Jefferson High School Natatorium Renovations, Lafayette

Melissa Tupper, RTM Consultants, spoke as proponent. The request in (a) was to allow the addition to be separated from the existing unsprinklered school with a 2-hour fire barrier in lieu of the code-compliant 2-hour structurally independent fire wall to create two separate buildings. The addition will have an NFPA 13 sprinkler system installed, and a fire alarm system will also be installed per Section 907 of the IBC. Following discussion, Commissioner Heinsman moved to approve with both sides of the wall being sprinklered. Commissioner Corey made the second. It was voted upon and carried. Variance (b) was to omit the sprinklers over the swimming pool. Commissioner Popich moved to approve, with the second by Commissioner Corey. It was voted upon and carried.

17-10-32(a)(b)(c)(d) Timber Valley School, Monroe

Variances (a)(b) and (c) for this Amish school qualified for the block vote. Variance (d) had been listed as NVR. Commissioner Jordan moved to approve variances (a)(b) and (c), and No Variance Required for (d). Commissioner Corey made the second. It was voted upon and carried.

17-10-33 NAWA, Ft. Wayne

This variance had been withdrawn by the proponent.

17-10-34 Interior Renovation to Sense Charter School, Indianapolis

Carrie Ballinger, RTM Consultants, spoke as proponent. The request was to allow the clearance around the water closet in a single-user toilet room to overlap the lavatory fixture. This is an additional toilet room added for staff use only, and accessible toilet rooms are available on the same floor. Following discussion, Commissioner Pannicke moved to approve, with the second by Commissioner Corey. It was voted upon and carried. Commissioner Popich abstained.

17-10-36(a)(b) Cardinal Ritter High School Field Bleachers, Indianapolis

John Roach, Cardinal Ritter High School, spoke as proponent. The request in (a) was to allow the use of the original non-compliant bleachers until the new, accessible bleachers are installed on the east side of the stadium. The existing bleachers, located on the west side, are 3 feet from the track and do not allow room for ramps and accessible seating. Following discussion, Commissioner Furnish moved to approve both (a) and (b). Commissioner Scheurich made the second. It was voted upon and carried.

17-10-37(a)(b) Cornerstone Christian Church Renovation, Brownsburg

Melissa Tupper, RTM Consultants, spoke as proponent. The request was to omit the sprinkler system in the entry hall/fellowship/narthex expansion addition as well as the existing sanctuary and narthex. A sprinkler system is required due to the calculated occupant load of more than 300 with a fire area greater than 12,000 square feet and being above the level of exit discharge. These areas will be separated from the remaining building by 2-hour fire barriers. A smoke detection and fire alarm system will be provided. A bid for the sprinkler system for the addition was \$335,000 per the architect. Following discussion, Commissioner Furnish moved to approve both (a) and (b), with the second by Commissioner Corey. It was voted upon and carried with one nay.

17-10-39 CraftMark Bakery Addition, Indianapolis

Don Olson, architect, spoke as proponent. An addition is being made to the existing building which will increase the travel distance beyond the 250 feet allowed by code. The construction of an exit corridor will allow the added travel distance, but would cost \$300,000 and would disrupt production flow. The request was to allow the additional travel distance. Both buildings are fully sprinklered

with a ceiling height of 24 feet above the floor. Following discussion, Commissioner Heinsman moved to approve, with the second by Commissioner Pannicke. It was voted upon and carried.

17-10-40 Chemical Storage and Security, Indianapolis

No proponent was present to answer questions. Commissioner Pannicke moved to table, with the second by Commissioner Heinsman. It was voted upon and carried.

17-10-43 Deam Lake Campground Cabins, Borden

17-10-44 Deam Lake Campground Cabins, Borden

Dean Illingworth, architect for DNR, spoke as proponent. The request in 17-10-43 was to allow the cabins to not comply with the Indiana Energy Code, while 17-10-44 was to omit sprinklers. These cabins are in the primitive campground area and have neither heat nor air conditioning. The cabins also do not have plumbing. The cabins constructed in 2013 had been granted these variances with a condition that the occupants follow the User Rules provided by the campground. These limited occupancy to 5 persons per cabin, allowed two weeks maximum stay per reservation, no smoking and no cooking inside the cabins, no open flames, and no portable heat or air conditioning units were to be used. These cabins are made by inmates using timber from Indiana, go through Plan Review and have manufactured housing seals on them. Following discussion, Commissioner Pannicke moved to approve with the second by Commissioner Furnish. It was voted upon and carried.

17-10-45 Highland Golf and Country Club Academy, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. The request is to allow the pre-engineered metal building used as a teaching and training facility for members of the club and Butler University golf team to be 1,300 feet from the nearest fire hydrant. It will have a monitored fire alarm system with smoke detection throughout and a travel distance of 112 feet. Following discussion Commissioner Popich moved to approve, with the second by Commissioner Scheurich. It was voted upon and carried.

17-10-46(a)(b)(c)(d)(e)(f)(g)(h)(i)(j) Northrop High School Renovation, Ft. Wayne

Ed Rensink, RTM Consultants, spoke as proponent. Variance (a) had been eligible for the block vote. Commissioner Furnish moved to approve, with the second by Commissioner Corey. It was voted upon and carried. Variance (b) was a request to provide a foundation depth for the pedestrian walkway which was less than called for by code, using a 6x18 inch concrete curb. At the end of two years, the connector studs, joists system and foundation beam will be removed, leaving a permanent sidewalk. Commissioner Heinsman moved to approve, with the second by Commissioner Corey. It was voted upon and carried. Variance (c) was to allow a single wheelchair accessible drinking fountain in the band room and choir room without a standing drinking fountain. The fountains are being added as a convenience for the students so they would not have to leave the rooms to get water. Commissioner Furnish moved to approve, with the second by Commissioner Heinsman. It was voted upon and carried. Variance (d) had been eligible for the block vote. Commissioner Furnish moved to approve, with the second by Commissioner Heinsman. It was voted upon and carried. Variance (e) was to allow an existing means of egress to be altered

during construction of a new addition from spring of 2018 and completed in summer of 2020. Egress signs will be revised and fire drill held. Commissioner Pannicke moved to approve with the second by Commissioner Henson. It was voted upon and carried. Variance (f) was to allow the sprinkler system to be phased in with the project phasing. The currently non-sprinklered building will be occupied before the completion of the project and sprinklers becoming operational. Commissioner Scheurich moved to approve, with the second by Commissioner Corey. It was voted upon and carried. Variance (g) is a request to allow the new addition and existing building to be considered an unlimited building despite the greenhouse on the roof of the existing building. It is used by staff only. Following discussion, Commissioner Furnish moved to approve, with the second by Commissioner Hite. It was voted upon and carried. Variance (h) was to allow the existing smoke detectors in the corridors to not be maintained during construction. They had not been required by the code of record, and are not now required. Commissioner Pannicke moved to approve, with the second by Commissioner Jordan. It was voted upon and carried. Variance (i) was a request to omit the sprinklers in the temporary classroom building. The structure will be used for two years, and will be separated from existing buildings with a connected walkway with 2-hour walls and 90-minute doors. Commissioner Pannicke moved to approve until August 1, 2020. Commissioner Corey made the second. It was voted upon and carried. Variance (j) was to omit the ten feet of 2-hour construction surrounding the connection of the pedestrian walkway at the exterior walls of the buildings. Commissioner Pannicke moved to approve, with the second by Commissioner Corey. It was voted upon and carried.

17-10-47 Locked Up Bloomington, Bloomington

Carrie Ballinger, RTM Consultants, spoke as proponent with owner Stacie Riesdorf. The request is to allow the use of electromagnetic locks in the escape rooms which are not affixed to the door leaf. The rooms will be fully lit during use with emergency lighting provided. The locks will automatically disengage at loss of power, fire alarm sounding, entering the code when the puzzle has been solved, by staff in the control room monitoring the participants, and by pressing the permission to exit button clearly mounted by the door. The building is fully sprinklered. Following discussion, Commissioner Popich moved to approve, with the second by Commissioner Pannicke. It was voted upon and carried.

17-10-48 3 Fat Labs Event Center, Greencastle

Melissa Tupper, RTM Consultants, and William Mentgen, owner, spoke as proponents. The request was to omit the required sprinkler system. The facility exceeds the allowable fire area by less than 500 square feet per floor and will exceed a 100 calculated occupant load. Because of the rural location, there is no access to public water systems. The first floor and walk-out basement level both exit directly to the exterior. A fire alarm system and smoke detection system, tied to the fire alarm system, will be provided. A shunt trip will also be installed. Five exits from the reception/meeting room have been provided for a calculated occupant load of 267 occupants. Following discussion, Commissioner Heinsman moved to approve, with the second by Commissioner Corey. It was voted upon and carried with two nays.

17-10-49 Monon Lofts, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. The request was to allow the 30 inches required for appliance service/inspection to be reduced due to 2'6" doors having been installed. The door

jams and the door width where it swings 90 degrees from the opening cause the issue. There are 140 units. Following discussion, Commissioner Jordan moved to approve, with the second by Commissioner Hite. It was voted upon and carried. Commissioner Popich abstained.

17-10-50 Trinity Lutheran Fellowship Hall Addition, Evansville

Roger Lehman, RLehman Consulting, spoke as proponent. The request was to allow a 3-hour fire barrier to be used to separate the existing Type III-B construction church from a Type V-B construction fellowship hall. Code requires a 3-hour structurally independent fire wall. He stated that they would both comply with allowable area for Type V-B construction, but they exceed the 12,000 square foot fire area and would require sprinklers. The existing masonry wall supports the existing roof system and cannot be structurally independent. Following discussion, Commissioner Corey moved to approve, with the second by Commissioner Popich. It was voted upon and carried.

17-10-52 Warehouse Addition, Evansville

Roger Lehman, RLehman Consulting, spoke as proponent. The request was to allow a Type V-B construction addition to a Type III-B construction warehouse with a fire barrier wall which is not structurally independent. The existing exterior wall of the Type III-B building is 12" masonry with an equivalent rating of over 3-hours, and will have 2-hour protected openings. The new addition will be structurally independent from the existing walls, and both warehouses store non-combustible items. Following discussion, Commissioner Jordan moved to approve, with the second by Commissioner Corey. It was voted upon and carried.

17-10-56 South Spencer High School, Rockport

Ed Rensink, RTM Consultants, spoke as proponent. The ceiling tiles in the areas undergoing renovation are to be removed to allow routing of utilities, etc. The request is to allow the sprinkler clearance to temporarily exceed the maximum allowed by code during this period. Expected completion date is in late fall of 2019. Commissioner Popich moved to approve with the variance to be valid until January 1, 2020. Commissioner Heinsman made the second. It was voted upon and carried.

17-10-58(a)(b)(c) Condo Association (Colonial Bay) Stair Replacement, Rochester

Melissa Tupper, RTM Consultants, spoke as proponent. Variance (a) had been eligible for the block vote. Commissioner Furnish moved to approve, with the second by Commissioner Corey. It was voted upon and carried. Variance (b) was to allow the new stairway to have handrails on one side in order to retain the lights provided on top of the newel posts and to maintain the width of the stair. Following discussion, Commissioner Popich moved to approve with the second by Commissioner Corey. It was voted upon and carried. Variance (c) was to allow the guards to be at 36 inches above the adjacent walking surface. Following discussion, Commissioner Pannicke moved to approve with the condition that a rail was to be added to the horizontal rail at the deck and landings. Commissioner Corey made the second. It was voted upon and carried.

10. Chairman Nicoson thanked everyone for attending.

11. Adjournment

Chairman Nicoson, with no further business before him, closed the meeting at 5:45 p.m.

APPROVED _____
Robin Nicoson, Chairman